

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: March 11, 2013

CASE NUMBER: C16-2013-0001

____ Jeff Jack
____ Michael Von Ohlen
____ Nora Salinas ABSENT – STUART HAMPTON
____ Bryan King 2nd the Motion
____ Fred McGhee Motion to Postpone to April 8
____ Melissa Hawthorne
____ Sallie Burchett
____ Cathy French (SRB only)

APPLICANT: Jim Bennett

OWNER: Cielo Realty Partners

ADDRESS: 4410 RIVERSIDE DR

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-124 (B) from one freestanding sign to two freestanding signs for a General Retail use in a "GR", Community Commercial zoning district. (Scenic Sign District)

BOARD'S DECISION: POSTPONED TO MARCH 11, 2013 PER APPLICANT

MARCH 11, 2013 – The public hearing was closed on Board Member Fred McGhee motion to Postpone to April 8, 2013, Board Member Bryan King second on a 8-0 vote; **POSTPONED TO APRIL 8, 2013.**

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

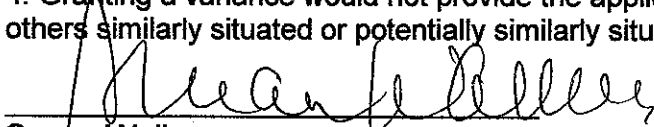
2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:



Susan Walker
Executive Liaison



Jeff Jack
Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Feb 11, 2013

CASE NUMBER: C16-2013-0001

____ Jeff Jack
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____ Nora Salinas ABSENT – STUART HAMPTON
____ Bryan King
____ Fred McGhee
____ Melissa Hawthorne
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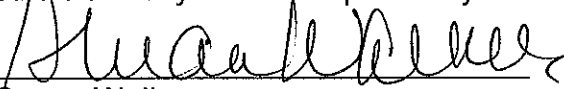
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Susan Walker
Executive Liaison



Jeff Jack
Chairman

Walker, Susan

From: Malcolm Yeatts <[REDACTED]>
Sent: Monday, February 11, 2013 9:13 PM
To: Walker, Susan
Cc: 'Carl Braun'; 'Dawn Cizmar'; 'Toni House'; 'Toni House'; 'Krebs, Fred'; 'John Harms'; 'Amber Wilkins --EROC NPCT'; 'Linda Land'; 'Jan Long'; 'Linda J. Watkins'; 'Malcolm Yeatts'; 'Judy Price'; 'May, Mike'; 'Kendall Krebs'; [REDACTED]
Subject: Case # C16-2013-0001

The East Riverside/Oltorf Combined (EROC) NPA Contact Team has voted to oppose this request for a sign variance. The East Riverside corridor has been designated a scenic roadway, and the Sign Review Board should enforce the ordinance on sign restrictions.

Malcolm Yeatts Chair person, EROC Contact Team
4811 Allison Cove
385-1958

Walker, Susan

From: Toni House [REDACTED]
Sent: Wednesday, February 13, 2013 1:00 PM
To: Ramirez, Diana; Walker, Susan
Subject: Case No. C16-2013-0001 Appl. for Sign Variance; 4410 E. Riverside Dr.

Dear Members of the Sign Review Board:

Please deny this request for yet another commercial sign on E. Riverside Dr. This request ignores not only the E. Riverside/Oltorf Combined Neighborhood Plan, but also the adopted E. Riverside Corridor Master Plan, and the soon to be adopted E. Riverside Corridor Regulating plan.

What is the point of spending hundreds of thousands of dollars on planning for the Corridor, not to mention the hundreds of hours expended in these efforts by not only by City staff, but the residents of this area, if the tenets of the plans are going to be ignored due to a developer's lack of creativity? A second sign is not needed in this location. One sign is sufficient. Thank you for your consideration.

/s/ Toni House
EROC NPCT Member
Austin, TX 78741

CASE.

C16-2013-0001
TV-0307010301;027
0307110505
ROW-10870128

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 4410 East Riverside Drive

LEGAL DESCRIPTION: Subdivision - Park Green

Lot(s) 1,2,3,&4 Block A Out lot Division _____

I, Jim Bennett as authorized agent for Cielo Realty Partners affirm

that on 12/3/12, hereby apply for a hearing before the Sign Review Board for consideration:

ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

A second free standing entry sign providing for more than one free standing sign _____

in a GR zoning district, located within the Scenic Sign District.

If your variance request is for a reduction in setbacks or height limits, please contact Christine Esparza with the Electric Utility at 322-6112 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the Following findings:

The variance is necessary because strict enforcement of the Article prohibits any reasonable Opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because:

the required landscaping has matured and prevent visibility of the building signage from the street. The buildings setback approximately 200 ft. from the street. This large frontage has three driveway cuts and only one sign to direct the flow of traffic.

OR,

1. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

the proposed sign complies with the requirements of the Scenic Roadway and will not interfere with other signs on other properties.

OR,

2. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

the proposed sign complies with the sign requirements except for the number of signs. This additional sign will lessen traffic congestion because if you miss this entrance to the center a u- turn to the west and then a u-turn to the east is required to enter the site. Both requested signs will help to identify the tenant's location making a safer driving environment while following the Scenic regulations.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

other large retail centers along this section have more than one entry signs due to more than one driveway to serve these larger center sites.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jim Bennett Mail Address 11505 Ridge Drive

City, State & Zip Austin, Texas 78748

Printed Name Jim Bennett Phone (512)282-3079 Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address 720 Brazos Suite 520

City, State & Zip Austin, TX 78701

Printed Name _____ Phone _____ Date _____

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: _____

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: _____

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: _____

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: _____

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Jill Bennett Mail Address 11505 Ridge Dr
City, State & Zip Austin, TX 78748
Printed JILL BENNETT Phone 282-3079 Date 1/14/13

OWNERS CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Robert W. Dillard Mail Address 720 Brazos, Suite 520
City, State & Zip Austin TX 78701
Printed Robert W. Dillard Phone 406-1010 Date 1/14/13

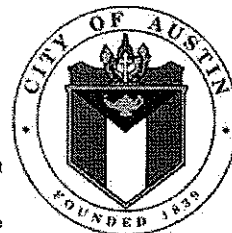


SUBJECT TRACT



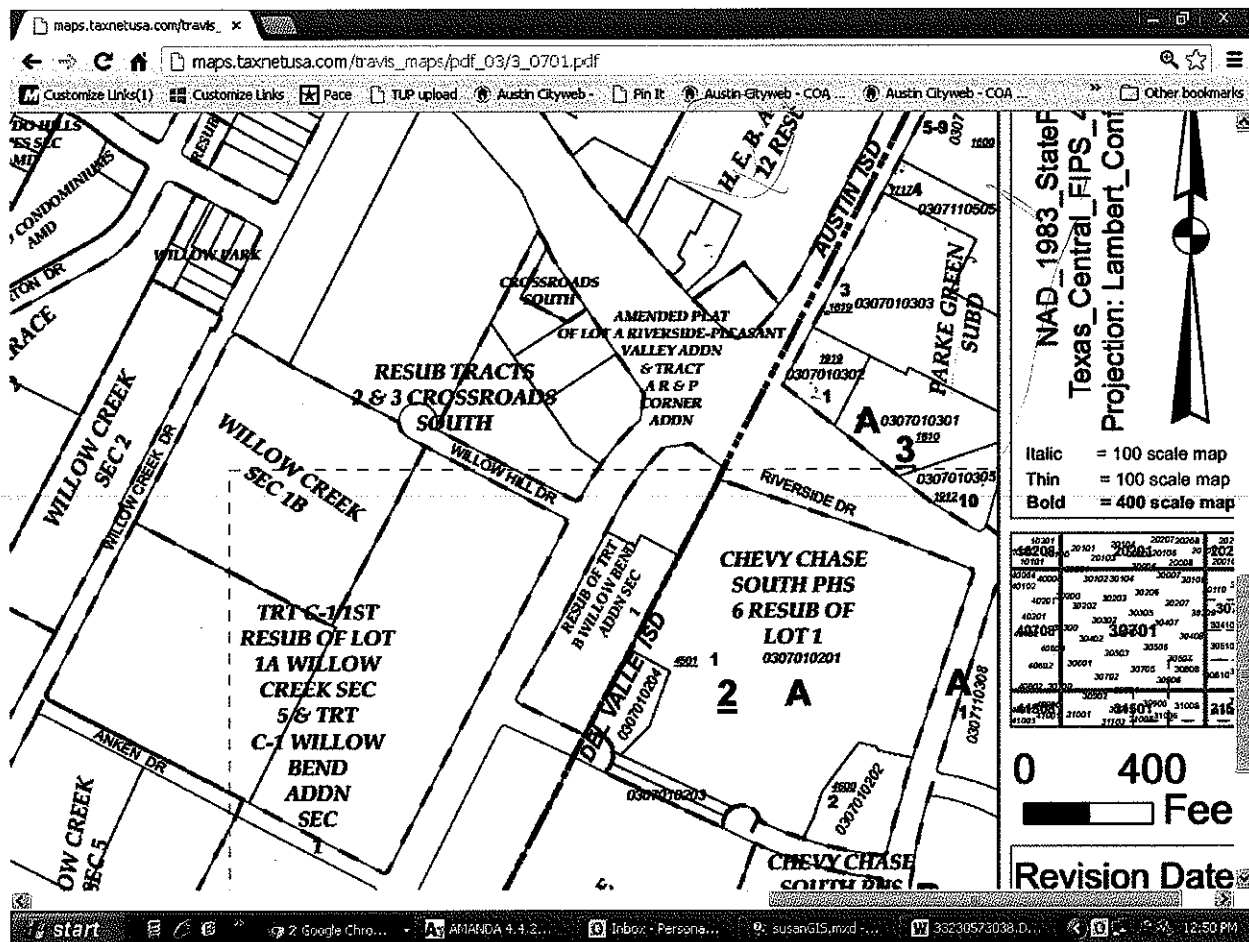
ZONING BOUNDARY

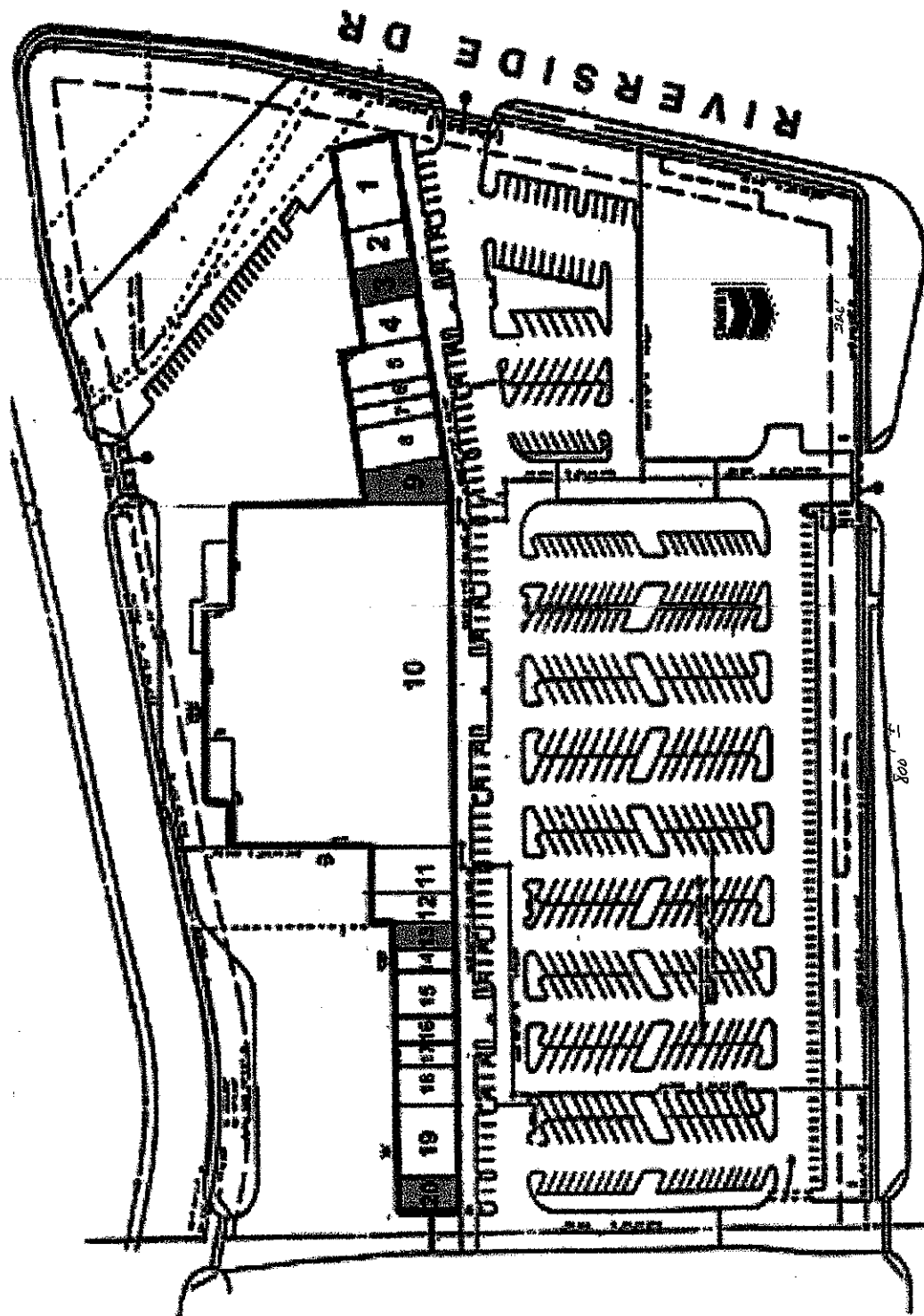
CASE#: C16-2013-0001
LOCATION: 4410 E Riverside Drive, Lots 1-4



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

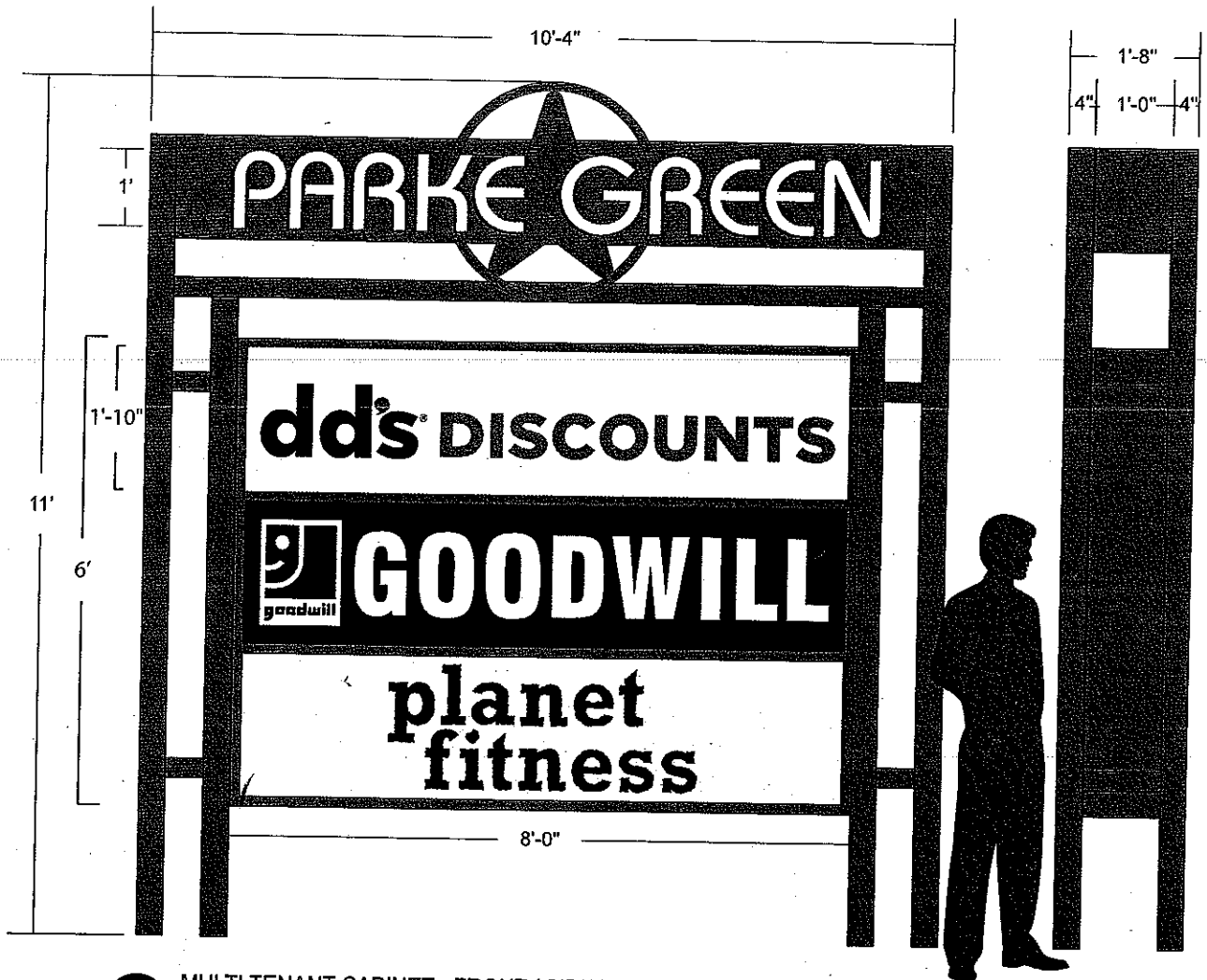
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





PLEASANT VALLEY DR

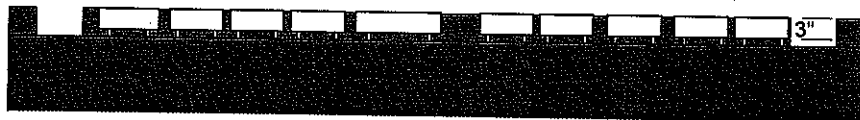
PARKE GREEN CENTER / MULTI-TENANT CABINET /



A

MULTI TENANT CABINET - FRONT / SIDE VIEW

3/8" = 1'-0"



FABRICATE AND IN:

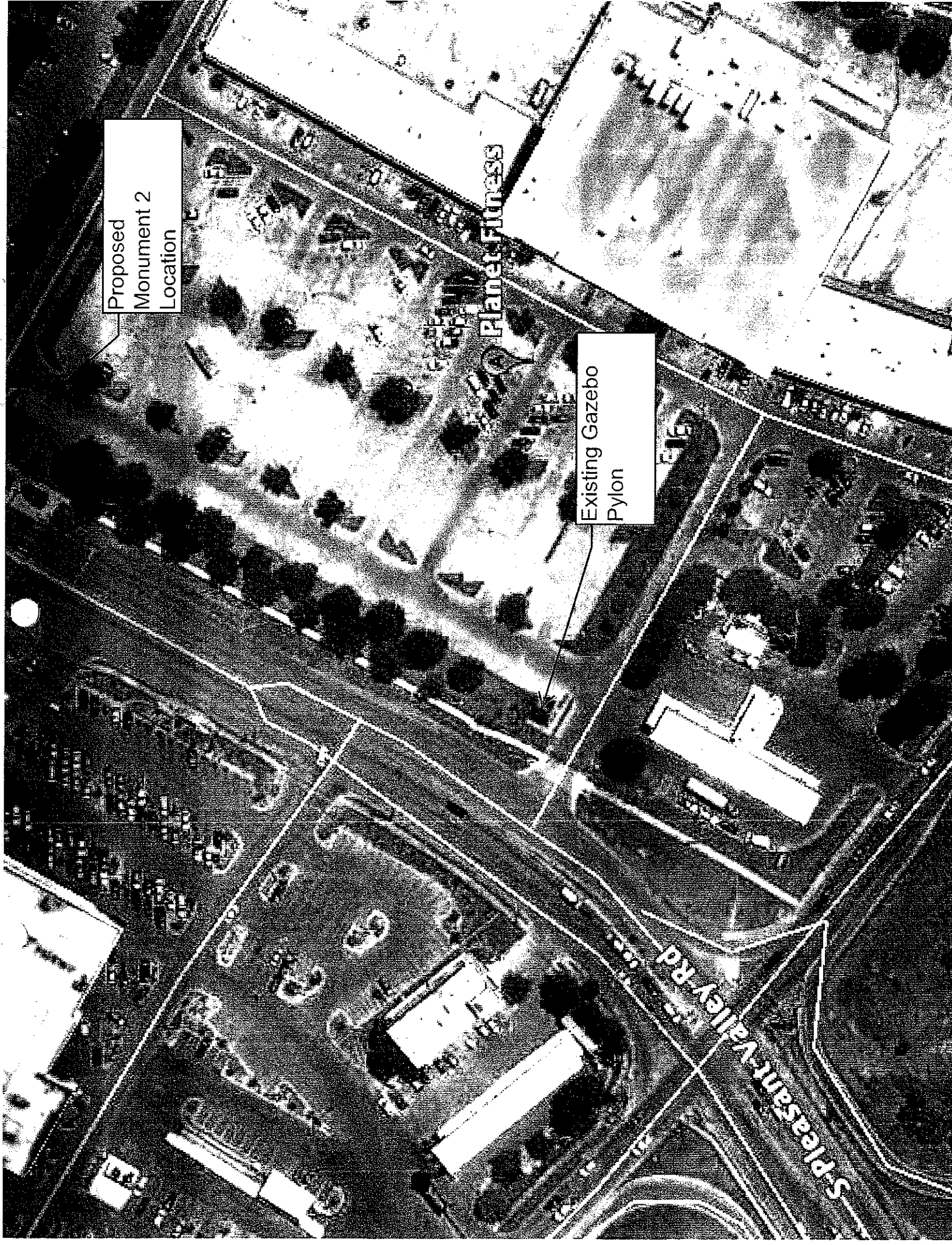
- Extruded aluminum
- Tenant Panels finish

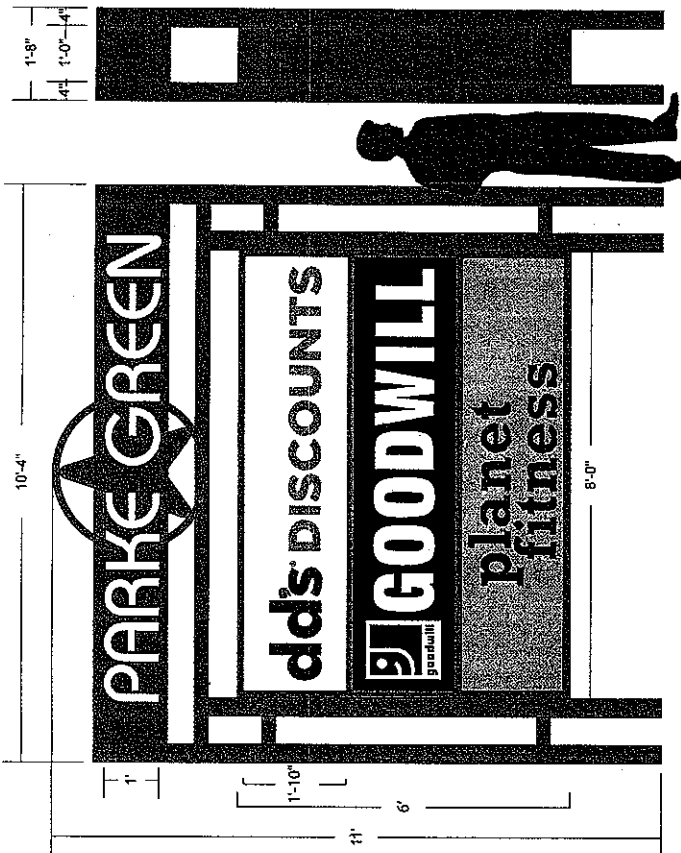
Proposed
Monument 2
Location

Planet Fitness

Existing Gazebo
Pylon

S-ppleasant-Valley-Rd





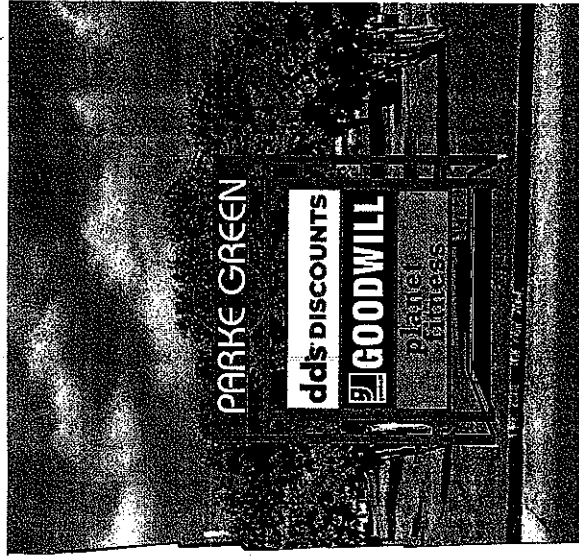
A MULTI-TENANT CABINET - FRONT / SIDE VIEW

3/8" = 1'-0"



A MULTI-TENANT CABINET - PLAN VIEW

3/8" = 1'-0"



A MULTI-TENANT CABINET - ELEVATION

3/8" = 1'-0"

FABRICATE AND INSTALL ONE (1) DOUBLE SIDED TENANT CABINET

- Extruded aluminum cabinet, aluminum square tubing & FCO star finished MP 61B-4D Wharf Green;
- Tenant Panels finish and copy per clients color schedule:
- dd's Discount: Panel painted white; 1/2" clear acrylic acrylic push through overlaid with 3M Intense Magenta 3630-118 & 3M Teal Green vinyl applied first surface
- Goodwill: Panel painted PMS 2767 Indigo Blue; 1/2" clear acrylic push through; white diffuser applied second surface
- "Parke Green" to be LED illuminated 3" front lit channel letters pin mounted 1" from cabinet; Letters to have 7328 white acrylic faces, with matching white vtrimcaps and sidewalls

Parke Green Center
4410 E Riverside
Austin, TX

Start Date: 05/08/12
Last Revision: 06/06/00
Job #: 924116
Drawing #: 924116v02s1

DESIGNED BY: JAY CAMPBELL
DRAWN BY: JAY CAMPBELL
CHECKED BY: JAY CAMPBELL
DATE: 05/08/12

Design Rep.
Jay Campbell
Sales Rep.
Nicky Blanton

00000000

Client Approval

Landlord Approval

UL INSTALLATION REQUIREMENTS:

ALL INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B. THE INSTALLATION SHALL INCLUDE PROPER WIRING AND BONDING OF THE JUNK

